

CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES

Date: Wednesday, January 19, 2011

Place: Dept. of Community Services Conference Room, 3rd Floor, Carmel City Hall

Time: 9:00 AM

9:00 a.m.

Docket No. 10120002 PP Amend: Replat of North Augusta, Lots 20 & 29A

The applicant seeks primary plat amendment approval to create 5 lots from 2, on 3.14 acres. The sites are located at 3802 W 96th St. and 9640 N. Augusta Dr. They are zoned B-5 and B-7/ Business, both within the US 421 / Michigan Rd. Overlay Zone. Filed by William Niemier for Sand Capital IX, LLC.

Brady Kuhn and Andrew Miller with Weihe Engineering, Bill Niemier and Jason Oskay with Sandor Development were present for the petitioner. Current property consists of 2 parcels (one parcel has 3 existing building and one parcel has 1 building) and are seeking to replat making 5 parcels to help with resale of property one at a time in future. The replat would make 4 parcels with one building on each and allowing one parcel to be undeveloped. The petitioner is not anticipating any improvements at this time. They are planning to do a landscaping project in Spring 2011.

Dan Davenport, Indianapolis Power and Light

-Passed out contact information for future needs

Joanie Clark-Vectren Energy

-No changes to current utilities needed at this time

-May need gas connection in future for parcel 4

Greg Hoyes-Hamilton County Surveyor Office

-Sent reply to Brady Kuhn, No comments on replat

Nick Redden-Carmel Engineering

-No comments at this time

Shirley Hunter-Duke Energy

-IP&L jurisdiction

Ryan Hartman-Clay Twp. Regional Waste

-Working with Jason Oskay, No issues with replat

Chris Ellison-Carmel Fire Department

-No comments

Daren Mindham (Reported by Alexia Donahue-Wold)- DOCS-Environmental Planner

-No comments

David Littlejohn- Alternative Transportation

-Sent letter to Bill Niemier, No additional comments

-Bike path is already installed along parcel 2, 3 and 4 and ending at parcel 5, and will continue once road work gets restarted in Spring (weather permitting). Sidewalk will be installed along 96th Street. Petitioner does have concern installing sidewalk along 97th Street and the drainage swell causing sidewalk to be installed at an angle. Suggested to work with City Engineering office for further review.

Angie Conn-DOCS

-Sent review letter, Discussion of possible variance needed for setback to be discussed at a later time

END

9:15 a.m.

Docket No. 10120008 Z: The Bridges PUD

The applicant seeks approval to rezone 63.7 acres from S-2/Residence to PUD/Planned Unit Development. The site is located at 11405 Spring Mill Rd., at the southeast corner of 116th St. and Spring Mill Rd. Filed by Charlie Frankenberger of Nelson & Frankenberger, on behalf of G. B. Developers II, LLC.

Charlie Frankenberger and Jon Dobosiewicz with Nelson and Frankenberger, Alen Fetahagic with American Structure Point, Buzz Weisiger and Tom Crowley with Gershman Brown Crowley were present. The petitioner is seeking approval to rezone the area North of 111th Street/South of 116th Street/ East of Spring Mill Road/West of Meridian Street from a S-2/Residential Zone to a Planned Unit Development (mixed use). Once the rezone is approved through Plan Commission process, petitioner will return to file their Development Plan and ADLS plans to Plan Commission. Noted: Dick Vitales for Williams Mill, Joe Heidt for Springmill Place and Judy Hagan from the public observed the meeting.

Dan Davenport-Indianapolis Power and Light

- Passed out contact information
- May have concern if any widening of road or entrances and conflict with their utility facilities

Joanie Clark-Vectren Energy

- No objection, gas connection is available if need in future

Greg Hoyes-Hamilton County Surveyor Office

- Sent letter to Jon Dobosiewicz, no comments on PUD
- Will need to discuss drainage concern at a later time

Nick Redden-Carmel Engineering

- No comments on rezone at this time

Shirley Hunter-Duke Energy

- Pole lines on east side of Spring Mill Road at 111th Street belongs to Duke Energy however service to lines is provided by IP&L.
- 69KV Transmission line with 13 KB under build provided by IP&L
- Relocations of poles will be at the expense of the requestor

Ryan Hartman-Clay Twp. Regional Waste

- No comments with PUD
- Discussing with Buzz Weisiger and Alan Fetahagic regarding sewer location and Capacity, will work out at a later time

Chris Ellison-Carmel Fire Department

- No comments at this time
- Work on hydrant location, water utility and access for fire apparatus at a later time

Daren Mindham (Reported by Alexia Donahue-Wold)- DOCS-Environmental Planner

- Sent comment letter

David Littlejohn- Alternative Transportation

- Sent letter to Jon Dobosiewicz, no further comments
- Informed petitioner that installation of showers in offices buildings would require utilities from Clay Regional Waste and contact them for more information regarding the number of showers to install in order to stay within a certain fee category

Angie Conn-DOCS

- Sent review letter, waiting on reply

END

9:30 a.m.

Docket No. 10120011 ADLS Amend: Penn Circle (former Meridian Pointe site)

The applicant seeks site plan and design approval amendments for a 193-unit multi-family development. The site is located at 12346 Old Meridian St. It is zoned OM/O – Old Meridian District, Office. Filed by Charlie Frankenberger of Nelson & Frankenberger, on behalf of G. B. Developers II, LLC.

Charlie Frankenberger and Jon Dobosiewicz with Nelson and Frankenberger, Tom Crowley and Buzz Weisiger with Gershman Brown Crowley, Greg Martin with Milhaus Development and Dick Hoover with Civil Site Solutions, David Leazenby were present for Petitioner. They are seeking to amend the current DP/ADLS previously filed at this location.

Dan Davenport-Indianapolis Power and Light

-Duke Energy Service Area

Joanie Clark-Vectren Energy

-Passed out service request information along with contact names/numbers
-Proposed construction start date is May 2011

Greg Hoyes-Hamilton County Surveyor Office

-Met with Carmel Engineering and drainage consultant on Tuesday, January 18
-Preparing review letter and plan to send it soon

Nick Redden-Carmel Engineering

-Sent comment letter, no further comments

Shirley Hunter-Duke Energy

-Requested Auto CAD file
-3 poles with aerial cable east of Pennsylvania Street may need to be buried or relocated
-Burying line will require easement, relocation of pole lines will be at Petitioners expense
-Pass out contact information along with guidelines for apartments

Ryan Hartman-Clay Twp. Regional Waste

-Project falls outside of jurisdiction

Chris Ellison-Carmel Fire Department

-Emailed David Hoover at Civil Site for additional information
-Not able to make comments until Chris receives more information

Daren Mindham (Reported by Alexia Donahue-Wold)- DOCS-Environmental Planner

-Sent comment letter
-Meeting with David Leazenby on Friday, January 21 to go over outstanding items

David Littlejohn- Alternative Transportation

-Sent letter to David Griffey (spelling-?), no further comments

Angie Conn-DOCS

-Sent review letter
-Building elevation review letter to be coming soon

END